

CITY OF VANCOUVERSPECIAL COUNCIL - SEPTEMBER 27, 1977PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, September 27, 1977, at 7:30 p.m., in the Council Chamber, for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy, Puil
and Rankin

ABSENT: Alderman Marzari

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk to the Council read from the agenda that the Council had before it.

1. Rezoning - N/E Corner Kingsway
and Nanaimo Street

An application was received from Mr. R. Ritchie to rezone Block 9 of Blocks B & 10, D.L. 393, Plan 1388 being the east corner of Kingsway and Nanaimo Street

From: (RT-2) Two Family Dwelling District
To: (CD-1) Comprehensive Development District.

The proposed CD-1 By-law would restrict the form of development as follows:

Uses:

- a maximum of three retail stores, offices or similar uses which, in the opinion of the Director of Planning, are deemed to cater to the needs of the local neighbourhood and are not unduly injurious to the comfort and enjoyment of residents in the dwelling units above;
- a maximum of six dwelling units; and
- customarily ancillary uses including off-street parking and loading;

subject to such conditions as Council may by resolution prescribe.

F.S.R.

The floor space ratio shall not exceed 1.0 as computed in accordance with Section 1.6 of the (RM-1) Multiple Dwelling District Schedule.

Height:

The height of the building shall not exceed three storeys nor twenty-eight feet measured from the average elevation of the finished grade of the site surrounding the building.

Off-Street
Parking:

Off-street parking spaces shall be provided and maintained in accordance with Section 12 of the Zoning and Development By-law provided that parking spaces for residential uses shall be assessed at 1 parking space per 725 square feet of gross floor area of all floors of the building used for residential purposes.

cont'd....

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Rezoning - N/E Corner Kingsway
and Nanaimo Street (cont'd)

Off-Street
Loading:

A minimum of one off-street loading space shall be provided and maintained in accordance with Section 13 of the Zoning and Development By-law.

And subject to the following conditions:

- (i) That the site (Lots 6 & 7, Block 9 of Blocks B & 10, D.L. 393, Plan 1388) be first consolidated into one parcel and so registered in the Land Registry Office.
- (ii) That the detailed scheme of development be first approved by the Director of Planning having particular regard to the overall design, after having received advice from the Urban Design Panel, including the relationship to the adjacent residential development and the busy intersection, the provision and maintenance of landscaping, provision of garbage collection facilities and vehicular ingress and egress to the development.
- (iii) The development is not to be materially different from the plans numbered 1-3, prepared by Ritchie/Manners, Architects/Planners, dated May 12, 1977.

Should the above conditions not be complied with by the owners within 120 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

Any consequential amendments.

Amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

The Director of Planning approved the application.

The Mayor called for speakers for or against the proposed rezoning and a presentation was received from Mr. Rodger, 4720 Nanaimo, who expressed concern about parking requirements for the proposed development. Mr. Rodger pointed out the 12 parking spaces allowed would provide one space for each residential unit and store, leaving only three spaces for store customers.

The Director of Planning advised it was felt the development was appropriate for the site.

A communication dated September 27, 1977, from the Norquay District Businessmen's Association approving the rezoning, was noted.

MOVED by Ald. Brown,

THAT the foregoing rezoning application be approved, subject to the conditions outlined above.

- CARRIED

(Alderman Puil opposed)

2. Rezoning - N/S Charles Street
between Cassiar & Kootenay Streets

An application was received from the Director of Planning to rezone Lots 16-30, Block 3, S.W.¼, Section 27, T.H.S.L., and Lots 17-23, Block 6, S.E.¼, Section 26, T.H.S.L., being the north side of Charles Street between Cassiar & Kootenay Streets

From: (M-2) Industrial District
To: (R3-1) One Family Dwelling District.

The application was approved by the Director of Planning.

cont'd....

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Rezoning - N/S Charles Street between
Cassiar & Kootenay Streets (cont'd)

The Mayor called for speakers for or against the proposed rezoning and representations were received as follows:

- Mr. J.T. Cork representing the Hastings Sunrise Action Council, agreeing to the rezoning if it was intended for park purposes, not for single family market housing. His organization was also strongly opposed to the opening up of the south side of Charles Street and maintained it should remain closed.
- Mr. H. Foster supported plans for a strip park and emphasized the need for recreational facilities for families already residing in the area.
- Mrs. M. Distefano referred to an attractive plan for the strip park which had been approved by the community and asked whether the park plan would be cut back under the rezoning applied for.
- Mrs. M. Mitchell stated residents were upset and sceptical that the City was not attempting to change plans that the community had worked on for many years. Mrs. Mitchell also queried the present status of a gymnasium building on Provincial Government property on Cassiar Street, and stated it was ideal for a neighbourhood facility and grant monies should be sought from Senior Governments for this purpose.
- Mr. Jack Allen, Adanac Housing Co-op Society, expressed concern about opening up Charles Street.

The Director of Planning outlined the proposed rezoning and stated there would be only five lots single family, the remainder from Lot 21 westward would still remain strip park.

Mr. Harcourt noted the concern about the Cassiar building and advised it would be the subject of a report in late October.

MOVED by Ald. Kennedy,

THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

3. Rezoning - 176 East 14th Avenue

An application was received from the Director of Planning *(See Page 9) to rezone Lot 6, Block 51, D.L. 302, being 176 East 14th Avenue

From: (C-2) Commercial District
To: (RM-3A) Multiple Dwelling District.

The application was approved by the Director of Planning subject to the following conditions:

- (a) That the owner first dedicate to the City the easterly four feet of Lot 6, Block 51, D.L. 302 and a 10-foot by 10-foot corner cut-off at the southeast corner of this same lot, both to the satisfaction of the City Engineer; and then
- (b) That Lots 4-6 inclusive, Block 51, D.L. 302 be first consolidated into one parcel and so registered in the Land Registry Office.

Should the above conditions not be complied with by the owners within 120 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

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Rezoning - 176 East 14th
Avenue (Cont'd)

The Mayor called for speakers for or against the proposed rezoning and no one appeared.

MOVED by Ald. Rankin,

THAT the foregoing application of the Director of Planning be approved subject to the conditions specified by the Director of Planning.

- CARRIED UNANIMOUSLY

4. Rezoning - W/S Dumfries Street
between Kingsway and the Lane
South of East 22nd Avenue

An application was received from Impala Investments Ltd., to rezone Lots 8, 9 and 10 of Lot 6, Blocks 2 and 4, D.L. 352, Plan 2441 being the west side of Dumfries Street between Kingsway and the Lane south of East 22nd Avenue

From: (RS-1A) One Family Dwelling District
To: (C-2) Commercial District.

The application was approved by the Director of Planning subject to the following conditions:

- (a) That portion of the City lane lying between Lots 8 and Lots 3 to 7 inclusive is first acquired and a satisfactory turn-around established to service Lots 1 and 2 that front on Kingsway to the approval of the City Council after a report thereon from the City Engineer.
- (b) That Lots 3 to 7 inclusive, Blocks 2 and 4, D.L. 352 and the closed and stopped up portion of the City lane are first consolidated into one parcel and so registered in the Land Registry Office.

Should the above conditions not be complied with by the owners within 120 days from the date of the Public Hearing then any approval granted at the Public Hearing shall expire.

The Mayor called for speakers for or against the proposed rezoning and no one appeared.

MOVED by Ald. Gibson,

THAT the foregoing application of Impala Investments Ltd., be approved subject to the conditions specified by the Director of Planning.

- CARRIED UNANIMOUSLY

5. HA-1 and HA-2 Historic
Area District Schedules

An application was received from the Director of Planning to amend the HA-1 Chinatown Historic Area District Schedule and the HA-2 Gastown Historic Area District Schedule as follows:

- A (i) The HA-1 Chinatown Historic Area District Schedule and the HA-2 Gastown Historic Area District Schedule are amended by changing the period after the word "vicinity" in the first paragraph of section 2 to a comma and adding the following:

"to the creation of pedestrian interest along the street, and to the importance of ground floor retail/restaurant uses within the core retail area."

cont'd....

HA-1 and HA-2 Historic Area
District Schedules (cont'd)

- (ii) Subsection A of section 2 is amended by striking out the word "and" in the phrase "and/or" where the same appears in clauses (1) and (2), and by striking out the words "Ground Floor" in the heading of the said subsection A.
- (iii) Section 2 is further amended by striking out the following:
 - "B. Upper Floor and Basement Uses:
 - (1) Retail store.
 - (2) Restaurant (excluding a drive-in)."
- B (i) The HA-1 Chinatown Historic Area District Schedule is further amended as follows:

Subsection C of section 2 is amended by relettering the same as "B" and by striking out the word "not" in the second line.
- C (i) The HA-2 Gastown Historic Area District Schedule is further amended as follows:

Subsection C of section 2 is amended by relettering the same as "B".

The application was approved by the Director of Planning.

The Mayor called for speakers for or against the application and a presentation was made by Mr. H.S. Freeman representing ~~Mr. Freeman~~ Ltd. Mr. Freeman felt the uses were restrictive and questioned aspects of the application concerning non-conforming ~~uses~~ and the operation of a wholesale business on the ground floor of a building in Gastown.

Mr. D. Hickley, Planning Department, responded to questions raised by Mr. Freeman.

MOVED by Ald. Brown,

THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

6. Schedule E - Building Lines

An application was received from the Director of Planning to amend Schedule E - Building Lines as follows:

- (i) BROADWAY, north side from Cambie to Prince Edward Street, and, BROADWAY, south side from Cambie Street to Prince Edward Street.

Part II of Schedule E is amended by striking out the words "Prince Edward" in the headings "Broadway, north side, from Cambie to Prince Edward Street" and "Broadway, south side, from Cambie Street to Prince Edward Street" and substituting "Quebec".

Part II of Schedule E is further amended by striking out all the words following the phrase "easterly from the south-east corner of said Block Fifty (50)" contained in the third paragraph under the heading "Broadway, north side, from Cambie to Quebec Street" down to the end of the said paragraph which finishes with the words "the said block to the southeast corner thereof".

cont'd....

Schedule E - Building Lines
(cont'd)

Part II of Schedule E is further amended by striking out the fourth and fifth paragraphs under the heading "Broadway, south side, from Cambie Street to Quebec Street", which said fourth paragraph commences with the words "For Blocks Twenty-Eight" and finishes with the figures "(200A)", and which said fifth paragraph starts with the words "For Blocks One Hundred and Twenty" and finishes with the words "northerly boundary thereof".

(ii) BROADWAY, north side, from Main Street to Scotia Street.

Part II of Schedule E is amended by inserting the following after the last paragraph under the heading "Broadway, south side, from Cambie Street to Quebec Street":

"Broadway, north side, from Main Street to Scotia Street

A building line on the northerly side of Broadway which is more particularly described as follows:

For Block Fifty-two (52), District Lot Two Hundred "A" (200A), a straight line from a point in the easterly limit of Main Street eight (8) feet northerly from the northerly limit of Broadway to the westerly limit of Kingsway at a point four decimal five (4.5) feet northerly from the northerly limit of Broadway. For Block Fifty-three (53), District Lot Two Hundred "A" (200A) a straight line drawn parallel to and ten (10) feet perpendicular distant northerly from the northerly limit of Broadway and the productions thereof between the easterly limit of Kingsway and the westerly limit of Scotia Street.

On and after the passing of this By-law it shall be unlawful for any person either owner or contractor to erect or cause to be erected any building or part of a building on any of the above-described blocks north of the said building line hereby established. All the provisions of the preceding section hereof shall also apply to and include buildings for the erection of which permits have already been applied for or granted, but the erection of or work on which shall not have been commenced at the date of the passing of this By-law.

Building lines established by this By-law are shown and indicated by lines coloured red upon the plan marginally numbered LF 8131 for purposes of identification, which plan is attached hereto and is declared to form an integral part of this By-law."

(iii) POINT GREY ROAD, both sides, from Wallace Street to Alma Road.

Schedule E of By-law No. 3575 is amended by striking out the following in Part I:

"Point Grey Road, both sides, from
Wallace Street to Alma Road..... 50 feet"

(iv) WOLFE AVENUE, both sides, from Douglas Crescent to 16th Avenue

Schedule E of By-law No. 3575 is amended by striking out the following in Part I:

"Wolfe Avenue, both sides from
Douglas Crescent to 16th Avenue..... 40 feet"

cont'd....

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Schedule E - Building Lines
(cont'd)

- (v) DOUGLAS CRESCENT, both sides, from Wolfe Avenue to Oak Street.

Schedule E of By-law No. 3575 is amended by striking out the following in Part I:

"Douglas Crescent, both sides, from
Wolfe Avenue to Oak Street..... 40 feet"

The application was approved by the Director of Planning.

The Mayor called for speakers for or against the application and no one appeared.

Alderman Bellamy questioned the Director of Planning on construction currently proceeding at 3720 Point Grey Road, to the limit of the guidelines now being proposed.

Mr. Spaxman explained the matter had been dealt with by the Board of Variance in the light of the application under consideration by Council.

MOVED by Ald. Rankin,

THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

7. Amend By-law No. 5019, being the
Area Development Plan for False
Creek Area 6, Phase 2

Application was received from the Director of Planning to amend By-law No. 5019, being the Area Development Plan for False Creek Area 6, Phase 2. Amendments are proposed which would repeal and replace the existing regulations and Schedule A with a new schedule and regulations. The amendments would principally relate to alterations to the total areas for open space and building, reduction in the maximum number of dwelling units, maximum building heights, maximum number of parking spaces, and residential buildings on/over the seawall.

The application was approved by the Director of Planning.

Consideration was also given to a report of the City Manager dated September 27, 1977, wherein the Director of Planning, with input from the City Engineer and False Creek Development Consultant, reported on provisions for parking standards for False Creek Area 6, Phase 2, contained in By-law No. 5019. The City Manager noted conflicting views with respect to the parking space required in this Phase and recommended as follows:

- (a) that the clause relating to parking be retained.
- (b) that staff be instructed to provide an early report on parking in False Creek, noting experience to date, and commenting on the need for changes in any by-laws related to this subject.

Mr. D. Hickley, Associate Director of Planning, Central Area, reviewed the proposed amendments for the information of Council. Mr. D. Sutcliffe, the False Creek Development Consultant, answered questions from the Council.

cont'd....

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Amend By-law No. 5019, being the
Area Development Plan for False
Creek Area 6, Phase 2 (cont'd)

MOVED by Ald. Puil,

THAT this Public Hearing be adjourned pending a report from staff on parking in False Creek, noting experience to date, and commenting on the need for changes in any by-laws related to this subject.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson,
Harcourt, Rankin and the Mayor opposed)

The Mayor then called for speakers for or against the application and representations were received from the following:

- Mr. Bill Adams, West End & Downtown Ratepayers' Association, urged that there be no building over the seawall in Phase 2.
- Mr. T. Heyerdahl, resident of Fairview Slopes, expressed concern that construction in Phase 2 would block views from the Slopes, increase traffic, diminish open space and intensify the lack of public recreational facilities. He urged the reduction of densities and building heights.
- Mr. R. Romses was critical of the longitudinal wall of buildings to be constructed directly in front of his business property, Galbraith & Sully, West 6th Avenue, which would have a severely detrimental effect on view and light. Mr. Romses requested a reduction in height so that views from his building would be unobstructed. The only alternative would be for additional height for his building with a resulting chain reaction up the Slopes.
- Mr. H. Burke, Creek Community Co-Op Housing Society, stated, in his opinion, there was evidence of a lack of a comprehensive development plan.

MOVED by Ald. Harcourt,

THAT the application by the Director of Planning to repeal and amend the existing Regulations and Schedule A of By-law No. 5019, being the Area Development Plan for False Creek Area 6, Phase 2, with the new Schedule and Regulations be approved subject to page 2 of Schedule A being amended by adding to Item 2 of Residential, under "couples and/or singles," 10%-20% of the dwelling units be developed as assisted senior citizen housing or personal and/or intermediate care facilities;

FURTHER THAT the recommendations of the City Manager contained in his report dated September 27, 1977, be approved.

- Carried

(Aldermen Kennedy and Puil opposed)

MOVED by Ald. Kennedy in amendment,

THAT page 6 of Schedule A - Building Heights, diagram 3, be amended by deleting "120 feet" in Parcel D and substituting "65 feet" therefor.

- LOST

(Aldermen Bellamy, Ford, Gibson, Harcourt, Puil,
Rankin and the Mayor opposed)

The amendment having lost, the motion by Alderman Harcourt was put and CARRIED.

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COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,

THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9:50 p.m.

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(See Page 3 Item # 3)

* Subsequent to this meeting and after adoption of the minutes by Council, it was noted that the applicant was Osarp Holdings Limited, 1253 Johnson Road, White Rock, and not the Director of Planning.

[Signature]
City Clerk
Oct. 11/77

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of September 27, 1977, adopted on October 4, 1977.

[Signature]
MAYOR

[Signature]
CITY CLERK